

10/03/11 10:19:05
DK W BK 666 PG 743
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Commitment Number: 2767759
Seller's Loan Number: 895855

This instrument prepared by:

Arin Adkins., Mississippi Bar Number: 101831, 2906 North State Street, Suite 330, Jackson, MS 39216 (phone number: 601.981.1568).

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

11080330
X Prepared By and Return To:
Realty Title
6397 Goodman Road
Suite 112
Olive Branch, MS 38654
PH#(662) 893-8077

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
106827060-00131

SPECIAL/LIMITED WARRANTY DEED

Indexing Instructions: Lot 131, Alexanders Ridge Subdivision, Phase Three in Section 27, Township 1 South, Range 6 West, DeSoto County,

Federal Home Loan Mortgage Corporation, (contact phone number: 800.439.5451) whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$148,100.00 (One Hundred and Forty-Eight Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **SHELLY L. FLOWERS** (contact phone number: 901-299-4116/Ph#), hereinafter grantee, whose tax mailing address is 7838 Alexanders Crossing At Olive Branch, MS 38654, the following real property:

All that certain parcel of land situate in the County of DeSoto, State of Mississippi described as follows: Lot 131, Alexander's Ridge Subdivision, Phase Three in Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat of record in Plat Book 81, Pages 34 - 35, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Property Address is: 7838 ALEXANDER'S CROSSING, OLIVE BRANCH MS 38654

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named above in the legal description.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Book 660, Page 357

Executed by the undersigned on 8/26, 2011:

DK W BK 666 PG 745

**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
As Attorney-in-Fact**

By: Melissa Harvey

Name: Melissa Harvey

Its: AVP

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 26th day of August, 2011, the undersigned authority, personally appeared Melissa Harvey who is the AVP of **Chicago Title Insurance Company**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires 4/7/2015

